

Message Text

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45

ACTION FBO-06

INFO OCT-01 EUR-12 ISO-00 A-01 OCE-00 CCO-00 /020 W

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R 081525Z JAN 75

FM AMEMBASSY LISBON

TO SECSTATE WASHDC 1386

UNCLAS LISBON 99

EO 11652: N/A

TAGS: ABLD, AFSP, PFOR

SUBJ: NEW LISBON CHANCERY

REF: LISBON 5517

AGENTS FOR BUILDING B REFTEL HAVE FORWARDED FOLLOWING TERMS TO EMBASSY:

A. MONTHLY RENT: 940,000 ESCUDOS PER MONTH (\$39 THOUSAND PLUS).

B. LEASE PERIOD: 10 YEARS.

C. OPTION TO PURCHASE AFTER TWO YEARS. COST OF BUILDING AFTER TWO YEARS: 100 MILLION ESCUDOS.

D. OWNERS OF BUILDING B AGREE TO TAKE PRESENT CHANCERY BUILDING IN EXCHANGE IN WHICH CASE SALE PRICE OF BUILDING B WOULD BE 90 MILLION ESCUDOS LESS PRESENT VALUE OF CHANCERY ESTIMATED TO BE 25 MILLION ESCUDOS. NET ACQUISITION PRICE OF BUILDING B IF BOUGHT IMMEDIATELY WOULD BE 65 MILLION ESCUDOS.

E. 65 MILLION ESCUDOS SALE PRICE UNDER ABOVE TERMS IS SUBJECT TO DISCUSSION AND COULD BE SPREAD OVER ONE YEAR PERIOD.

COMMENT: EMBASSY DOES NOT BELIEVE THAT USG WILL HAVE PROBLEMS SELLING PRESENT CHANCERY WHEN TIME COMES. 25 MILLION ESCUDOS VALUE STATED BY OWNER OF BUILDING B IS WITHIN REASON. REAL ESTATE MARKET IS IN SUCH PANICKY STATE THAT 25 MILLION ESCUDOS MAY BE GOOD OFFER THESE DAYS. UNFORTUNATELY, OWNERS OF BUILDING B DID UNCLASSIFIED

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NOT MAKE OFFER FOR MAAG PROPERTY WHICH WILL UNDOUBTEDLY BE

DIFFICULT TO SELL. EMBASSY BELIEVES THAT BUILDING B MAY BE OF
MARGINAL SIZE OUR NEEDS ALTHOUGH ONLY FBO CAN DETERMINE THIS.
FURTHERMORE, MAJOR PROBLEM WITH BUILDING B IS PROXIMITY OF OTHER
TALL BUILDING TO SIDE AND REAR.
SCOTT

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NNN

Message Attributes

Automatic Decaptioning: X
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: OPENING OF OFFICES
Control Number: n/a
Copy: SINGLE
Draft Date: 08 JAN 1975
Decaption Date: 01 JAN 1960
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Authority: n/a
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 JAN 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1975LISBON00099
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Film Number: D750007-1087
From: LISBON
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1975/newtext/t19750170/aaaacjfb.tel
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Locator: TEXT ON-LINE, ON MICROFILM
Office: ACTION FBO
Original Classification: UNCLASSIFIED
Original Handling Restrictions: n/a
Original Previous Classification: n/a
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Margaret P. Grafeld
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Review Media Identifier:
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Subject: NEW LISBON CHANCERY
TAGS: ABLD, AFSP, PFOR
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